



EDMONTON POLICE SERVICE

REPORT TO THE EDMONTON POLICE COMMISSION

DATE: 2019 July 04

SUBJECT: Residential Review and Compliance Unit (January – July 2019)

RECOMMENDATION(S):

That this report be received for information.

INTRODUCTION:

This report will summarize and update the current status of the Residential Review and Compliance Unit (R2CU).

R2CU continues to develop internal partnerships within each of the six patrol division; working closely with Community Crime Management Teams (CCMT) and divisional Beat Teams primarily. R2CU continues to operate as an important two way liaison between the EPS membership and the external partners of the Residential Living Governance Committee (RLGC).

Within the past year the members of the partner agencies that conduct the inspection became known as the Residential Inspection Safety Compliance Team (RISC Team). This team has been conducting joint inspections utilizing a joint notification letter which they developed. As mentioned in previous reports the scope and pace of the work being done now, under this new model, is at a significantly higher volume. The RISC Team is not a new entity, but rather a new name used to identify this improved organization of the collaborating agencies.

BACKGROUND:

Formalized inspections to insure minimum housing standards are met began in the spring of 2018. The formalized Risk Assessment Model began in May 2018 and the signed off MOU was in place by August 1, 2018 with all seven participating agencies and departments represented.

This multi-agency committee includes leadership and frontline staff from Alberta Health Services (AHS), Edmonton Police Service, the Government of Alberta (Both OH&S and the Sheriffs), and from the City of Edmonton: Fire Rescue Services, Safety Codes

Compliance, Development Compliance, Community Standards, and Housing and Homelessness. The structure follows the Hub Model for Community Safety with formalized roles and responsibilities at the Steering, Centre of Responsibility, and Situation Table levels. In March 2019, the RLGC held a workshop with all levels of the partnering agencies in attendance. This workshop covered collaborative reviews of existing tools and models, along with both short and long term strategic goals and potential action plans were discussed.

Following the workshop, in June 2019, the first formal meeting of the co-executive sponsors meeting occurred. EPS Acting Deputy Chief David VEITCH, Acting Superintendent Derek McIntyre, City of Edmonton Executive Directors David AITKEN and Juan MONTERROSA comprise this group, which met and the RLGC Steering Committee will report to them regularly throughout the year.

The RISC Team has been conducting joint inspections throughout the city for a little over a year. In addition to inspections the Team has participated in numerous community engagement events. Members of the RISC Team have attended many sessions of Coffee with a Cop, Safer McCauley Community Meeting, and presented at the Canadian Institute of Public Health Inspectors. As the frontline face of the RLGC, the RISC Team has continued to develop credibility within the community as an effective and co-ordinated group to assist with identified high risk properties. The team's success is not in the process or tools developed, but in an integrated approach to solving issues.

In a continued effort to improve the existing model the RLGC was able to develop and manage a GIS Mapping application for all RISC Team members to utilize. This application went live in April 2019 and had been used by the Team since. The Team's Risk Scoring and post inspection reports are completed within this application. Moving forward this database will provide real time feedback and is a valuable tool for reporting all actions and future actions by the members. This tool has improved reporting and data collection.

Year to Date Inspections

This model has facilitated the Team to be able to conduct inspections and subsequent follow-up inspections at a greatly increased rate. Within the past year the RISC Team has been able to accomplish the following:

- Assessed the risk of 137 properties
- Conducted 206 RISC team inspections, including follow-up inspections
- Successfully concluded and classified 90 properties, meeting minimum standards
- Participated in and presented their work at community stakeholder events

Outside this model the R2CU Sergeant continues to be responsible for coordinating with all the divisions by collecting potential problematic addresses and arranging any additional resources needed to facilitate the inspections carried out. Through continued

work alongside divisional resources, and the development of unofficial liaison members within most divisions, the RISC Team has been an effective resource in problem solving and crime reduction.

Inspection examples January – July 2019:

As in past reports consideration must be given to the volume of inspections currently being conducted. Providing a breakdown of each division and or a summary of all inspections, would be extremely cumbersome to contain within one document. There is the potential for future reports to include some of the developing data captured by the aforementioned GIS Mapping system. Below are three examples from the last period that are representative to the RISC Team's continued focus of problematic rental, multi-family, and commercial accommodations.

1) Northwest Division Apartments Complex

- This location was put forward to R2CU by Northwest Beat members as a complex and problematic address within their Beat
- High call volume, abandoned suites, broken windows, unsightly exterior lot, destroyed suites, and both internal and external vandalism were creating external demand for calls for service
- The building consisted of 36 suites and had numerous vacant ones, attracting "squatters"
- The address was submitted to the RISC Team and the first inspection occurred in May 2019
- RISC Team members from AHS, EFD, Community Standards, OH&S, and both R2CU and Northwest Beat members of the EPS
 - The Team noted many issues, including but not limited to, pest infestation (cockroaches), broken windows, graffiti, damaged and broken doors and walls, broken key boxes, and several violent and unpredictable tenants.
- Several orders were issued and the owner was issued a 30 day repair order for the most critical issues noted by AHS
- A second RISC Team inspection occurred in late June 2019
 - Little improvements had been made and in some cases issues had worsened
 - Fire damage to the laundry room, rendering it unusable, no hot water for approximately three weeks, and more shattered windows
- As a result AHS issues a 48 hour repair order and a third inspection was booked
- To date, work has begun on repairs and the hot water restored
- The owner has hired a new resident manager and will continue to work with RISC to improve the building
- Monitoring is ongoing

2) West Division Single Family home with Renters – Update

History:

- The residence in question was of concern to the divisional Community Crime Management Team
- Extensive history with Community Standards and history with AHS
- Known location of crime and disorder
- Upon first inspection September 2018 the residence was found to be in such a state that one member of the RISC Team donned a complete Tyvek protective suite
- Back-up and broken sewer lines contaminating the basement
- Garbage and debris strewn throughout the home
- No hot water and no functioning central heat
- Extensive pest issues, including mice, cockroaches, and bed bugs.
- Elderly tenant recently placed on title
- Members of the team returned three additional times and continued to work with the tenant/owner
- Yard cleaned and AHS is currently working to have an order put in place to close property to tenant accommodation
- The owner/tenant is a complex client and presents his own set of problems
- Resources including housing options and outreach is being provided
- Upon last visit in December 2018 the owner/tenant is contemplating selling as he was unable to maintain or conduct repairs amid his ailing health.

Update:

- As of the end of June 2019, both the yard and main floor of the residence has seen massive improvements
- Property closed to tenant accommodation by an AHS order
- Continued work with West Division CCMT members and the involvement of a senior advocate the yard has been cleaned
- The presence of renters and “guests” living both in the house and in the property’s out buildings has been reduce to almost nothing
- The owner has met with at least one realtor to consider listing the property for redevelopment

3) Downtown Division Apartment

- An apartment complex with approximately 11 suites on three floors.
- Brought to the RISC Team by both EFD and a Downtown patrol member via R2CU
- The property was assessed and discussed by the RISC Team in late February 2019 and an inspection occurred shortly after in early March 2019
- Information provided to RISC was that a majority of the suites were vacant and being used as recreational drug consumption location and “flop” house
- Known as a “terrible” location with doors kicked in and no maintenance it appeared to police that the owner/property management had given up
- Upon inspection the Team found, common areas, the parking lot and abandoned suites littered with used needles, graffiti, stray animals, cockroach infestations, and holes in the ceilings. Some of which were all the way to the outside. Some partially boarded up windows and rear exit
- Amongst all the above noted neglect, there were two occupied suites
 - One suite housed a problematic tenant that was overseeing and in some instances facilitating the drug use in the abandoned suites, and an immigrant family that was enduring the conditions with no alternative
- Within two days of attending the RISC Team’s AHS members had the building closed and Community Standards had orders issued to board it up
- The problematic tenant was arrested in an unrelated matter. RISC help facilitate new housing, and the other tenants were connected to resources and also relocated
- The property remains secure and new owners are working to repair it
- This property will be reviewed later this year by the RISC Team

UPCOMING:

EPS plans to continue participation in the RISC Team as part of the RLGC. All of the partner agencies have committed to a continued working partnership and what had started as a pilot project is now a functioning partnership with plans to scale. Within the EPS R2CU has secured partnerships within most of the six divisions and the commitment from each division to have a member take on an internal liaison role.

RISC Team plans to launch a public webpage to allow additional public information, with a proposed link and contact information to each partnering agency.

ADDITIONAL INFORMATION ATTACHED:

Written By:

Sergeant Sean JENKINSON, Collaborative Policing Section

Reviewed By:

Acting Staff Sergeant Lee BIERAUGLE, Collaborative Police Section

Reviewed By:

Acting Inspector Brenda DALZIEL, Integrated Community Safety Branch

Reviewed By:

Acting Superintendent Derek McINTYRE, Coordinated Policing Division

Reviewed By:

Acting Deputy Chief David VEITCH, Community Safety and Well-being Bureau

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Chief of Police: _____



Date: _____

July 10, 19